173.0	0005	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,066,200 / 1,066,200
					USE VALUE:	1,066,200 / 1,066,200
					ASSESSED:	1,066,200 / 1,066,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THAPAR VISHAL
Owner 2:	SEN-THAPAR ROHINI
Owner 3:	
Street 1:	56 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PELLEGRINO MICHAEL P -
Owner 2:	-
Street 1:	41 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 3038 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	677,700		388,500	1,066,200
Total Card	0.103	677,700		388,500	1,066,200
Total Parcel	0.103	677,700		388,500	1,066,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.01 /Parcel: 351.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115404

GIS Ref

GIS Ref

Insp Date 06/18/18

!13462!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	677,700	0	4,500.	388,500	1,066,200		Year end	12/23/2021
2021	101	FV	657,000	0	4,500.	388,500	1,045,500		Year End Roll	12/10/2020
2020	101	FV	181,800	0	4,500.	388,500	570,300	570,300	Year End Roll	12/18/2019
2019	101	FV	168,100	0	4,500.	383,000	551,100	551,100	Year End Roll	1/3/2019
2018	101	FV	170,500	0	4,500.	294,100	464,600	464,600	Year End Roll	12/20/2017
2017	101	FV	170,500	0	4,500.	277,500	448,000	448,000	Year End Roll	1/3/2017
2016	101	FV	170,500	0	4,500.	255,300	425,800	425,800	Year End	1/4/2016
2015	101	FV	159,600	0	4,500.	238,700	398,300	398,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:07:37

LAST REV

Date	Time
10/30/20	09:00:08
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELLEGRINO MICH	74170-388	1	2/24/2020		1,170,000	No	No		
GREAVES ROBERT	72682-358	1	5/30/2019	Change>Sale	600,000	No	No		
	7269-119		1/1/1901	Family		No	No	N	

USER DEFINED

Prior Id # 1:	115404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2020	861	Solar Pa	31,848	C				
8/27/2019	1306	Heat App	8,000	C				
6/4/2019	805	Addition	140,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2020	Permit Visit	DGM	D Mann
6/16/2020	SQ Returned	JO	Jenny O
6/18/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12138045
Const Adj.:	0.99989998
Adj $ / SQ:	145.765
Other Features:	97565
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710417
Depreciation:	32679
Depreciated Total:	677737

COMMENTS

FP NON FUNC/ HST FAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

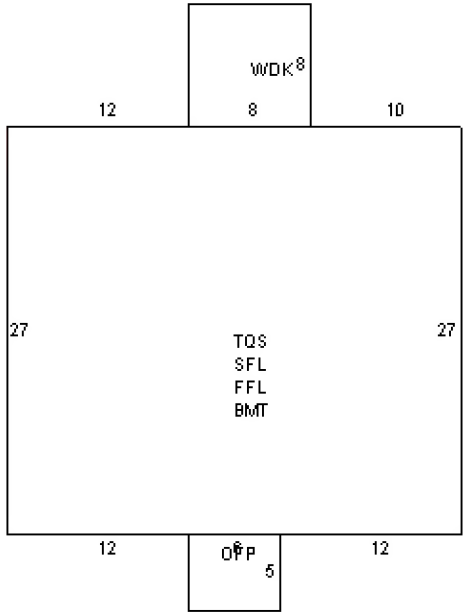
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	212.82
Special Features:	0	Val/Su Net:	216.38
Final Total:	677700	Val/Su SzAd	304.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	810	76.530	61,987
FFL	First Floor	810	145.760	118,070
SFL	Second Floor	810	145.760	118,070
TQS	3/4 Story	608	145.760	88,552
WDK	Deck	64	16.000	1,024
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	3,132	Total:	389,023
Size Ad	2227.5	Gross Area	3334	FinArea	3038
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

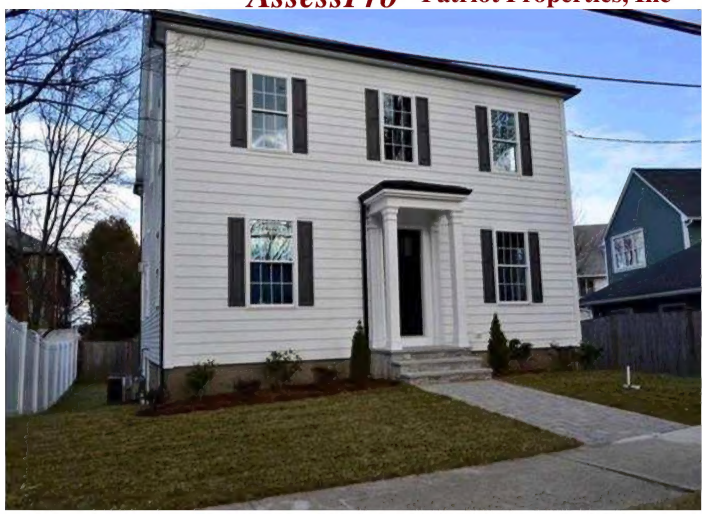
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

173.0-0005-0002.A

IMAGE

AssessPro Patriot Properties, Inc